



**MARKED AGENDA**  
**SCOTTSDALE PLANNING COMMISSION**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**NOVEMBER 19, 2003**  
**5:00 P.M.**

**ROLL CALL**

**COMMISSIONER SCHWARTZ ABSENT**

**MINUTES REVIEW AND APPROVAL**

**ITEM 1 APPROVED 6-0, MOTION COMMISSIONER HEITEL**

1. November 5, 2003

**EXPEDITED AGENDA**

**ITEM 2 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER HEITEL**

2. [26-UP-2003 \(AZ On The Rocks\)](#) request by AZ On the Rocks, applicant, Pavo Industrial LLC, owner, for a conditional use permit for a health studio on a 4.3 +/- acre parcel located at 16447 N 91st Street with Industrial Park Planned Community District (I-1 PCD) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Kevin Berk, 480-861-7474.**

Comments: This request is for a health studio in an existing rock climbing facility.

**MOVED TO REGULAR AGENDA**

**ITEM 3 RECOMMENDED FOR APPROVAL, 5-1; MOTION COMMISSIONER HEITEL;  
COMMISSIONER NELSEN DISSENTING**

3. [8-AB-2003 \(SLAGER RESIDENCE\)](#) request by Don and Kim Slager, applicant/owner, to abandon the west 33-foot wide General Land Office patent roadway and public utility easements for parcel 217-31-019A, 12953 E Cochise Road located south of Cochise Road and west of 130th Street. Staff contact person is Suzanne Colver, 480-312-7087. **Applicant contact person is Kim Slager, 480-614-5575.**

**ITEM 4 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER HEITEL**

4. [5-ZN-2000#2 \(Bell/101 Executive Center\)](#) request by Cawley Architects Inc, applicant, Shemer Real Estate LLC, owner, for site plan amendment to 5-ZN-2000 on a 7.7 +/- acre parcel located at 8825 E Bell Road with Highway Commercial Planned Community District (C-3 PCD) zoning for development of office buildings. Staff contact person is Suzanne Colver, 480-312-7087. **Applicant contact person is Sherman Cawley, 480-237-3700.**

Comments: This request is for site plan approval for an office project.

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**MOVED TO REGULAR AGENDA**

**ITEM 5 RECOMMENDED FOR APPROVAL, 5-1; MOTION COMMISSIONER HEITEL;  
COMMISSIONER BARNETT DISSENTING**

5. [15-ZN-2003 \(North Scottsdale Collision\)](#) request by Archicon LC, applicant, LGE Corporation, owner, to rezone from Highway Commercial District (C-3) to General Commercial District (C-4) on a 1.15 +/- acre parcel located at 15450 N 84th Street. Staff contact person is Suzanne Colver, 480-312-7087. **Applicant contact person is Vince Dalke, 602-222-4266.**

Comments: For a rezoning from Highway Commercial (C-3) to General Commercial (C-4) to allow an auto body service and repair facility

**REGULAR AGENDA**

**ITEM 6 RECOMMENDED FOR DENIAL, 5-1; MOTION HEITEL; COMMISSIONER GULINO  
DISSENTING**

6. [3-ZN-2003 \(City View Estates\)](#) request by Catalyst LLC, applicant/owner, to rezone from Single Family Residential, Environmentally Sensitive Lands District (R1-190 ESL) to Single Family Residential, Environmentally Sensitive Lands District (R1-70 ESL) on a 19 +/- acre parcel located at the southwest corner of Happy Valley and Alma School Roads. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is John Klee, 505-830-3637.**

Comments: This request is for a change in zoning to allow a nine lot residential subdivision.

**ITEM 7 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER HEITEL**

7. [7-ZN-2003 \(Tiffany Center\)](#) request by Jekel & Howard LLP, applicant, Southpac Trust International, owner, to rezone from Single Family Residential Planned Community District (R1-35 PCD) to Central Business District Planned Community District (C-2 PCD) on a 3.5 +/- acre parcel located at the southwest corner of Bell Road and 91st Street. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Lou Jekel, 480-948-7060.**

Comments: This request is to rezone from single family residential to commercial for use as an office/commercial building.

**ITEM 8 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER BARNETT**

8. [3-TA-2003 \(Use Permit For Bars/nightclubs \(citywide\)\)](#) request by City of Scottsdale, applicant, for a Text amendment to amend Ordinance 455 (Zoning Ordinance) Article I., Administration and Procedures., Section 1.403. Additional conditions for specific conditional uses.; Article III. Definitions.; Article V. Section. 5.1200. (C-S) Regional Shopping Center., Sec. 5.1300. (C-1) Neighborhood Commercial District., Sec. 5.1400. (C-2) Central Business District., Sec. 5.1500. (C-3) Highway Commercial District., Sec. 5.2400. (P.N.C.) Planned Neighborhood Center., Sec. 5.2500. (P.C.C.) Planned Community Center., Sec. 2.600. (P.R.C.) Planned Regional Center., Sec. 5.2700. (P.Co.C.) Planned Convenience Center.; Sec. 5.2800 (W.P.) Western Theme Park District Article VII. General Provisions. **Staff/Applicant contact person is Kira Wauwie, 480-312-7061.**

Comments: For a text amendment to the Zoning Ordinance of the City of Scottsdale in order to require bars/cocktail lounge/night clubs to obtain conditional use permits.

**ITEM 9 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER BARNETT**

9. [2-TA-2003 \(Downtown Overlay - Six Month Review\)](#) request by City of Scottsdale, applicant, to amend City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article VI., SUPPLEMENTARY DISTRICTS; Section 6.1200., (DO) DOWNTOWN OVERLAY.; Section 6.1201. Purpose.; Section 6.1202. Conflict with other sections.; Section 6.1210. Definition.; Section 6.1220. Approvals

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Required.; Section 6.1230. Land Use Standards.; Section 6.1240 Land Use Classifications.; Section 6.1241. Residential Use Classifications.; Section 6.1242. Commercial Use Classifications.; Section 6.1250. Site Development Standards.; Section 6.1251. Additional Regulations.; Section 6.1260. Parking Regulations.; Section 6.1270. Revitalization Bonus/Incentive Provisions.; Article IX., PARKING AND LOADING REQUIREMENTS; Section 9.104. Programs and incentives to reduce parking requirements.; Section 9.108. Special parking requirements in districts. The Downtown area is generally bounded by Chaparral Road on the north, Miller Road on the east, Earll Drive on the south and 68th Street on the west. **Staff/Applicant contact person is Kira Wauwie, 480-312-7061.**

Comments: For minor modifications to the Downtown Overlay to clarify the method of calculation for parking credits and clarify open space requirements.

**WRITTEN COMMUNICATION**

**ADJOURNMENT APPROXIMATELY 8:25 PM**

David Gulino, Chairman  
Eric Hess  
Tony Nelssen  
James Heitel

Steve Steinberg, Vice Chairman  
David Barnett  
Jeffrey Schwartz

For additional information click on the link to 'Projects in the Public Hearing Process' at:  
<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.